



## 4 bedroom Country House for sale in Arroyo de Priego, Córdoba

200,000€



Discover the peace and quiet of countryside living with this charming rural house nestled in the picturesque Arroyo de Priego, just a short drive from Iznájar. Boasting 254 square metres of carefully designed living space, this property offers a harmonious blend of rustic charm and modern comfort. Situated on a generous plot of approximately 1,253 square metres, this house is perfect for those seeking tranquility and a direct connection with nature.

The house features four spacious bedrooms and a well-equipped bathroom, making it ideal for families or those who enjoy having guests! The two cosy lounges (one of which could serve as a fifth bedroom) and separate dining room offer ample space for relaxation and entertaining. The fully fitted kitchen is perfect for preparing delicious meals, while two additional storage rooms offer practical solutions for all your needs.

Step outside to enjoy the extensive private garden and a 42 square metre terrace offering stunning views of the surrounding landscape. The property also includes a large private garage complete with its own kitchen and fireplace, perfect for weekend barbecues or as a workshop space. Whether you're enjoying your morning cuppa on the balcony or relaxing in the garden, this house offers endless opportunities to enjoy a serene environment.

This house is ready to move straight into. With its charming features and idyllic location, this rural retreat is a unique opportunity. The property is available on a rent-to-buy basis, with 20% of its value accepted while the required documentation for the sale completion is finalised. It's important to note that the price does not include the furniture, which is negotiable should the new owners wish to purchase it. It's well worth a viewing to appreciate its true value.

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|------------------------------|-------------------------------|--------------|
| View Video Tour              | 4 bedrooms                    | 1 bathroom   |
| 254m <sup>2</sup> Build size | 1,253m <sup>2</sup> Plot size | Fruit Trees  |
| Landscaping                  | Balcony                       | Terrace      |
| Fireplace Wood               | Equipped kitchen              | Tiled floors |
| Laundry room                 | Garden                        | Storage room |
| Garage                       |                               |              |